



Code: [V002581](#)

LARGE COMMERCIAL SPACE IN DESENZANO IN DESENZANO DEL GARDA

Via G. Pascoli Desenzano del Garda BS Italia

SALE
390.000€

Commercial

 200 mq

DESCRIPTION:

We offer for sale a prestigious commercial space located in an elegant complex in Desenzano del Garda, in a strategic position that ensures excellent visibility and usefulness thanks to its proximity to the centre. This property, with attention to detail and ready for use, represents an ideal solution for those who desire a refined and functional representative space. The property is characterised by large and bright spaces, enhanced by large windows that give natural light to the main area, ideal for receiving clients and managing professional activities. In the same main area there is a toilet designed to serve both the work spaces and the reception, guaranteeing maximum comfort and functionality. The entrance hall, designed with a reception desk, gives the environment a professional and welcoming atmosphere. The interior spaces are organised with well-distributed workstations, offering a perfect balance of comfort and operability to meet various professional needs. A spacious second room, separated from the main area by a practical sliding door, is currently configured to accommodate additional workstations, but lends itself to multiple uses thanks to its great versatility. The property is completed by an additional room, currently used as a meeting room, which also has independent access to the rear. This feature also makes it particularly suitable for use as a warehouse, offering a practical and easily connected solution to the rest of the store, ideal for efficiently managing materials or stock. The bathroom with attached shower adds further functionality to this space. The entire property has recently been renovated with great attention to detail, using quality materials and finishes to provide an elegant and immediately usable environment. Thanks to these features, the space is perfectly suited for professional studies, offices or prestigious showrooms. In addition, it is possible to purchase two uncovered parking spaces at a price of € 15,000 each. This option represents an added value in terms of convenience and functionality, making the offer even more complete. We remain at your disposal for further information and on-site visits.

ADDITIONAL INFORMATION

Energy Rating: VA	Minimum IPE: -	Heating: Independent	State: Perfect Conditions
Grade: Elegant	Position: Center	View: Open View	Orientation: -
Rooms / Locals: -	Floor: -	Building Floors: 3	Internal Levels: 1
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: -	Kitchen: -	Furniture: Furnished	Annual Expenses: -



ACCESSORIES

- ✓ Air Conditioning
- ✓ Automotive Passage
- ✓ Closet
- ✓ Data Network
- ✓ Double Entry
- ✓ Double Glasses
- ✓ Electric Gate
- ✓ Independent Entrance
- ✓ Optic Fiber
- ✓ Pedestrian Crossing
- ✓ Satellite System
- ✓ Theft Protection



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